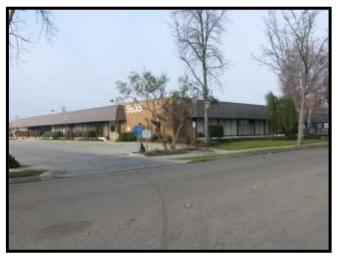


PROFESSIONAL OFFICES

TO BE LEASED

5635 Stratford Circle Stockton, California



AMOUNTS ARE MONTHLY LEASE RATES

<u>UNIT SQ FT</u> 1 YEAR (\$1.48) 2 YEAR (\$1.43) 3 YEAR (\$1.39) \$1.566 \$1.520

(3% annual increases on multiple year leases)

SERVICES: Tenant Pays: Liability insurance

Landlord Pays: Electric, Gas, Water, Sewer, Garbage, Janitorial Service,

Outside & Common area Maintenance

COMMENTS: One of Stockton's premier office locations between Pershing Avenue and

Pacific Avenue in North Stockton! Easy freeway access located right in the hub of North Stockton commercial commerce. All utilities and janitorial

paid for in the rent – It don't get any better than that!

Please Contact Agent:

Chuck Lantznester 209-951-1888 ext 1002 1313 W. Robinhood Drive, Suite A3 Stockton, CA 95207